

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for A SERVICE GARAGE

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this petition.

Contract Purchaser:
The Pit Stop, Inc.
(Type or Print Name)
Signature: [Signature]
Address: 120 Cockeysville Rd., Suite 103
City and State: Hunt Valley, Md. 21030

Legal Owner(s):
COUNTRY RIDGE SHOPPING CTR.
(Type or Print Name)
Signature: [Signature]
Address: 11509 BILKIE HWY. 335-3510
City and State: WHITE MARSH, MD. 21162

Attorney for Petitioner:
BRUCE ALDERMAN
(Type or Print Name)
Signature: [Signature]
Address: 600 SUSQUEHANNA BUILDING
City and State: 29 W. SUSQUEHANNA AVE.

Attorney's telephone No.: 828-1050

ORDERED By The Zoning Commissioner of Baltimore County, this 4th day of February, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of March, 1986, at 11:00 o'clock

(over)

DESCRIPTION

Beginning for the same at a point formed by the intersection of the northernmost right-of-way line of Country Ridge Lane, 54 feet wide, and the westernmost right-of-way line of Back River Neck Road, 60 feet wide; said point also being 95 feet S of the extension of the centerline of Howard Avenue westerly to the W side of Back River Neck Road; thence binding along the said right-of-way line of Country Ridge Lane and running along a curve to the right having a radius of 20.00 feet and a chord bearing S 40° 00' 45" W for a length of 10.48 feet, thence continuing along said right-of-way line S 55° 12' 10" W a distance of 89.87 feet to a point; thence leaving said right-of-way line of Country Ridge Lane and running N 35° 50' 29" W a distance of 150.0 feet to a point; thence N 53° 23' 29" E a distance of 100.0 feet to a point on the aforementioned right-of-way line of Back River Neck Road; thence binding along said right-of-way line and running with a curve to the right having a radius of 5,699.58 feet and a length of 150.43 feet to the point of beginning and containing 15,000 square feet of land.



William E. Petabals



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JARLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

March 14, 1986

Bruce Alderman, Esquire
600 Susquehanna Building
29 West Susquehanna Avenue
Towson, MD 21204

RE: PETITION SPECIAL EXCEPTION
SW/S of Back River Neck Road,
NW corner Country Ridge Lane
15th Election District
Country Ridge Shopping Center,
Petitioner
Case No. 86-353-X

Dear Mr. Alderman:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

[Signature]
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bg

Attachments

cc: People's Counsel

IN RE: PETITION SPECIAL EXCEPTION
SW/S of Back River Neck Road,
NW corner Country Ridge Lane
15th Election District
Country Ridge Shopping Center,
Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-353-X

The Petitioner herein requests a special exception for a service garage.

Testimony by and on behalf of the Petitioner indicated that the Lessee, Pit Stop, Inc., proposes to convert an abandoned service station site to a facility for ten-minute oil changes. The existing canopy, pump islands and underground tanks will be removed. The anticipated daily maximum of customers is 40; the hours will be Monday through Friday, 8:00 a.m. to 7:00 p.m. and on Saturday 8:00 a.m. to 5:00 p.m. There will be cosmetic improvements to the building. Traffic flow and stacking will be indicated by large painted arrows on the pavement and small directional signs. The Lessee proposes to place his standard 5' x 10' free-standing sign at the location marked "existing sign" with a 10-foot ground clearance and his logo and standard sign on two faces of the building. He is willing to provide landscaping. There were no Protestants.

Pursuant to the advertisement, posting of property and public hearing, in the opinion of the Deputy Zoning Commissioner, strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty or unreasonable hardship upon the Petitioner, the requirements of Section 502.1, BCZR have been met, and the health, safety and general welfare of the community will not be adversely affected, and, therefore, the Special Exception should be granted. Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County on this 14th day of March, 1986, that the herein Petition for Special Exception for a service garage, in accordance with the plan prepared by Bill

Monk, Land Planning Consultant, revised December 10, 1985 and marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The Petitioner shall submit a drawing for the case file to show the stacking and traffic patterns.
2. Utilization of this service garage special exception shall be limited to a fast service type of operation similar to the one described.
3. The sign on the front of the building shall not exceed thirty (30) feet in length.
4. Landscaping, as required and approved by Current Planning, shall be installed.

[Signature]
Deputy Zoning Commissioner
of Baltimore County

JMHJ:bg

ORDER RECEIVED FOR FILING

DATE March 14 1986

BY [Signature]

ADMINISTRATIVE ASSISTANT

PETITION FOR SPECIAL EXCEPTION

15th Election District

LOCATION: Southwest Side of Back River Neck Road, Northwest Corner of Country Ridge Lane
DATE AND TIME: Tuesday, March 11, 1986, at 11:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Exception to use the property as a service garage

Being the property of Country Ridge Shopping Center, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JARLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
SW/S Back River Neck Rd., NW/
Corner Country Ridge Lane : OF BALTIMORE COUNTY
15th District
COUNTRY RIDGE SHOPPING CENTER, Case No. 86-353-X
Petitioner

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

[Signature]
Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

[Signature]
Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 25th day of February, 1986, a copy of the foregoing Entry of Appearance was mailed to R. Bruce Alderman, Esquire, 600 Susquehanna Bldg., 29 W. Susquehanna Ave., Towson, MD 21204; and The Pit Stop, Inc., 120 Cockeysville Rd., Suite 203, Hunt Valley, MD 21030, Contract Lessee.

[Signature]
Peter Max Zimmerman
Peter Max Zimmerman



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JARLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

March 5, 1986

Bruce Alderman, Esquire
600 Susquehanna Building
29 West Susquehanna Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION
SW/S Back River Neck Rd., NW/cor. Country
Ridge Ln.
Country Ridge Shopping Center - Petitioner
15th Election District
Case No. 86-353-X

Dear Mr. Alderman:

This is to advise you that \$46.68 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 018531
DATE 3/11/86 ACCOUNT 2-86-110-000
SIGNATURE [Signature] AMOUNT \$46.68
RECEIVED FROM [Signature]
FOR [Signature]
B 8043*****46683 01167

VALIDATION OR SIGNATURE OF CARRIER

Bruce Alderman, Esquire
600 Susquehanna Building
29 West Susquehanna Avenue
Towson, Maryland 21204

February 7, 1986

NOTICE OF HEARING

RE: PETITION FOR SPECIAL EXCEPTION
SW/S Back River Neck Rd., NW/cor.
Country Ridge Lane
Country Ridge Shopping Center - Owner
The Pit Stop, Inc. - Petitioner
15th Election District, Case No. 86-353-X

TIME: 11:00 a.m.

DATE: Tuesday, March 11, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 012386

DATE: 11/27/85

ACCOUNT: 01-615-000

AMOUNT: \$ 100.00

RECEIVED FROM: Pit Stop Inc

FOR: S.E. # 216

8027*****1000011 72747

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 20, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 20, 1986.

THE JEFFERSONIAN,

B. Keenstock
Publisher

Cost of Advertising

86-353-X 22.00

Petition For Special Exception
15th Election District
LOCATION: Southwest Side of Back River Neck Road, Northwest Corner of Country Ridge Lane
DATE & TIME: Tuesday, March 11, 1986, 11:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for special exception to use the property as a service garage. Being the property of Country Ridge Shopping Center, as shown on plat filed with the Zoning Office. In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing or made at the hearing.
By Order of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
Feb. 20, 1986

The Times

Middle River, Md., Feb. 19, 1986

This is to Certify, That the annexed

Petition - Country Ridge Shopping Ctr. - Ref. 86-353-X

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each

of one successive

weeks before the 19th day of Feb.

Feb. 19, 1986
PUBLISHED
86-353-X

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

Date: February 14, 1986

Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petition No. 86-353-X

This office is not opposed to the granting of the subject request.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JCH:alm



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

March 6, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Revised Comments

Item No. 216 -ZAC- Meeting of December 10, 1985
Property Owner: Gary S. Salvo (Country Ridge Shopping Center)
Location: SW/S Back River Neck Road, NW corner Country Ridge
Existing Zoning: B.L. - CUS
Proposed Zoning: Special Exception for a service garage

Acres:
District:

Dear Mr. Jablon:

In talking to the developer and reconsidering the site, it will not be necessary to close one of the entrances to the site.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Associate II

MSF/bld



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3550
NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

FEBRUARY 13, 1986

Re: Zoning Advisory Meeting of December 10, 1985
Item # 216
Property Owner: Gary S. Salvo (Country Ridge Shopping Center)
Location: SW/S Back River Neck Rd., NW corner Country Ridge Shopping Center

Dear Mr. Jablon:
The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on 1/14/86.
- ☒ The property is located in a deficient service area as defined by 8111.17B-29. No building permit will be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by 8111.17B-29, and its conditions change the recommended annually by the County Council.
- ☒ Additional comments:

cc: James Russell
Europe A. Boller
Chief, Current Planning and Development

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 14, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Bruce Alderman, Esquire
600 Susquehanna Avenue
29 West Susquehanna Avenue
Towson, Maryland 21204

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Dear Mr. Alderman:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nr

Enclosures

cc: Mr. Bill Monk
P. O. Box 11415
Baltimore, Maryland 21239



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

January 7, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 216 -ZAC- Meeting of December 10, 1985
Property Owner: Gary S. Salvo (Country Ridge Shopping Center)
Location: SW/S Back River Neck Road, NW corner Country Ridge Ln
Existing Zoning: B.L. - CUS
Proposed Zoning: Special Exception for a service garage

Acres: 15,000 square feet
District: 15th

Dear Mr. Jablon:

One of the two entrances to this site on Back River Neck Road must be closed, the one closest to the entrance to the shopping center entrance.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Associate II

MSF/bld

12/10/85

Date

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 216, Zoning Advisory Committee Meeting of Dec. 10, 1985

Property Owner: Gary S. Salvo

Location: SW/S Back River Neck Rd, NW corner Country Ridge Lane District 15th

Water Supply Public Sewage Disposal Public

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- (X) A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- (X) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SF 20 1082 (1)

Zoning Item # 216 Zoning Advisory Committee Meeting of Dec. 10, 1985
Page 2

- () Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- (X) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- () Soil percolation tests (have been/must be) conducted.
() The results are valid until _____.
() Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
() shall be valid until _____.
() is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- () Others _____

[Signature]
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

December 18, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Gary S. Salvo (Country Ridge Shopping Center)

Location: SW/S Back River Neck Road, NW corner Country Ridge Lane

Item No.: 216

Zoning Agenda: Meeting of December 10, 1985

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

- () 2. A second means of vehicle access is required for the site.

- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

- () 6. Site plans are approved, as drawn.

- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *[Signature]* Noted and
Planning Group Approved:
Special Inspection Division

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

December 27, 1985

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 216 Zoning Advisory Committee Meeting are as follows:

Property Owner: Gary S. Salvo (Country Ridge Shopping Center)
Location: SW/S Back River Neck Road, NW corner Country Ridge Lane
District: 15th.

APPLICABLE ITEMS ARE CIRCLED:

- (A) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- (B) A building and other miscellaneous permits shall be required before the start of any construction. Separate permit to remove tanks is required. A new tank permit is also required.
- (C) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- (D) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer ~~must~~ be required to file with a permit application. Reproduced seals are not acceptable. MAY
- (E) All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 1401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- (F) The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 1401 and 505 and have your Architect/Engineer contact this department.
- (G) The requested variance appears to conflict with Section(s) _____, of the Baltimore County Building Code.
- (H) When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____, or to Mixed Use _____. See Section 312 of the Building Code.
- (I) The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- (J) Comments: Provide compliance to State Handicapped Code parking, signs, curb cuts, rest rooms, etc. Show existing tank location on plot plan. Up grade garage area to comply to Section 609.0 (ventilation).
- (K) These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

By: C. E. Burnham, Chief
Building Plans Review

L/22/85



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

January 16, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

REVISED

Comments on Item # 216 Zoning Advisory Committee Meeting are as follows:

Property Owner: Gary S. Salvo (Country Ridge Shopping Center)
Location: SW/S Back River Neck Road, NW corner Country Ridge Lane
District: 15th.

APPLICABLE ITEMS ARE CIRCLED:

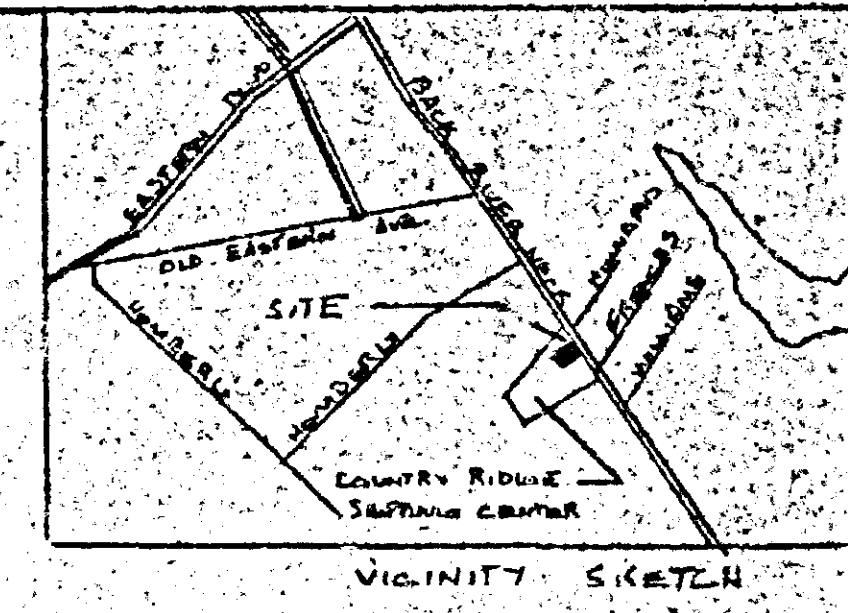
- (A) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- (B) A building and other miscellaneous permits shall be required before the start of any construction.
- (C) Residential: Two sets of construction drawings ~~are~~ may be required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- (D) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- (E) All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 1401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- (F) The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 1401 and 505 and have your Architect/Engineer contact this department.
- (G) The requested variance appears to conflict with Section(s) _____, of the Baltimore County Building Code.
- (H) When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____, or to Mixed Use _____. See Section 312 of the Building Code.
- (I) The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- (J) Comments: A separate permit is required for tank removal - alterations to upgrade the garage area to Section 609.0, tanks, etc. Provide handicapped parking space, signs, curb cuts, toilet room access, etc., etc. as required by State Handicapped Code.
- (K) These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

[Signature]
By: C. E. Burnham, Chief
Building Plans Review

L/22/85

COUNTRY RIDGE SHOPPING CENTER

BL-CNS



COUNTRY RIDGE LANE

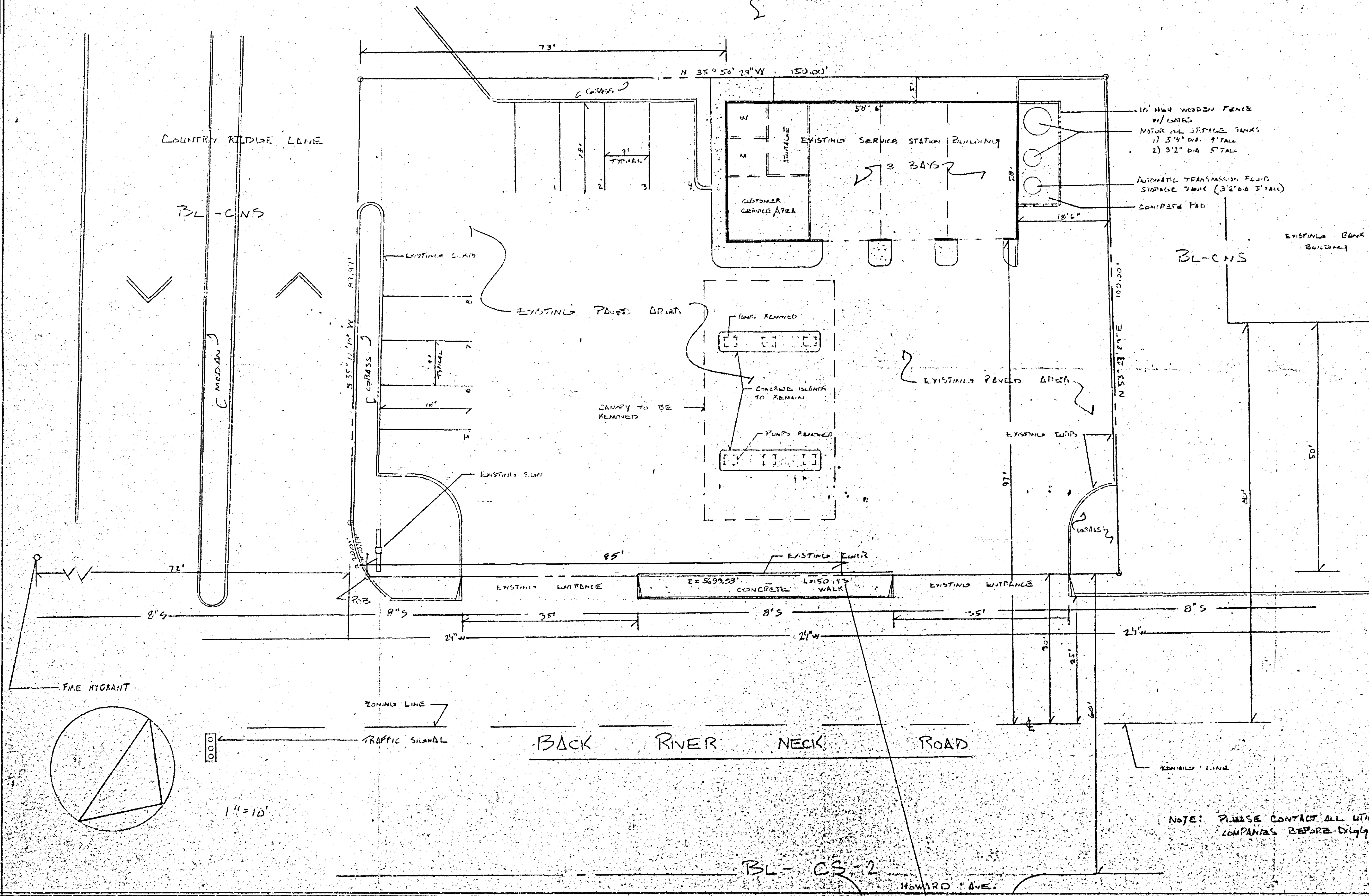
BL-CNS

120 BACK RIVER NECK ROAD
BALTIMORE COUNTY, MARYLAND

PLAN SPECIAL EXCEPTION

NOTES

- 1) ZONING - BL-CNS
- 2) EXISTING USE - VACANT 3 BAY GASOLINE SERVICE STATION
PROPOSED USE - "PIT STOP" SERVICE GARAGE
- 3) 15TH ELECTION DISTRICT
- 4) LOT AREA - 17,000 ±
- 5) ALL GRASSES TO REMAIN AS IS
- 6) PARKING
REQUIRED - 1/200 ± = 16
PROVIDED - 8 + 3 (IN BAYS)
- 7) BUILDING AREA - 1640 SQ. FEET
- 8) GREEN AREA 1135 ±
- 9) BOUNDARY INFORMATION TAKEN FROM PLAN PREPARED BY CITIES SERVICE OIL COMPANY DATED 8-12-69



APPLICANT
PIT STOP
120 COCKEYSVILLE ROAD
SUITE 202
HUNT VALLEY, MARYLAND 21036

PREPARED BY
BILL MONK
LAND PLANNING CONSULTANT
P.O. BOX 11415
BALTIMORE, MD 21224
301-325-1885

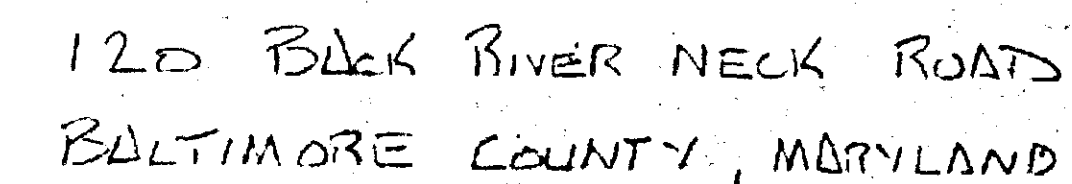
NOTE: PLEASE CONTACT ALL UTILITY COMPANIES BEFORE DIGGING

BL-CS-2

HOWARD AVE.

1" = 10'

BL - CNS



PLAN
FOR
SPECIAL EXCEPTION

NOTES

- 1) ZONING = ISL - CENS
- 2) EXISTING USE - VACANT 3 BAY GASOLINE SERVICE STATION
PROPOSED USE - "TIT STOP"
SERVICE GARAGE
- 3) 15TH ELECTION DISTRICT
- 4) LOT AREA - 15,000 sq ft
- 5) ALL SPACES TO REMAIN AS IS
- 6) PARKING
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PROVIDED - 8 + 3 (IN BAYS)
- 7) BUILDING AREA - 1640 sq feet
- 8) GREEN AREA 1155 sq ft
- 9) BOUNDARY INFORMATION TAKEN FROM PLAN PREPARED BY CITY'S SERVICE OIL COMPANY, DATED 8-12-69

10) NO DAMAGED AUTOMOBILES OR PARTS TO BE STORED OUTSIDE.

11) PRIOR RECLASS
5751 X

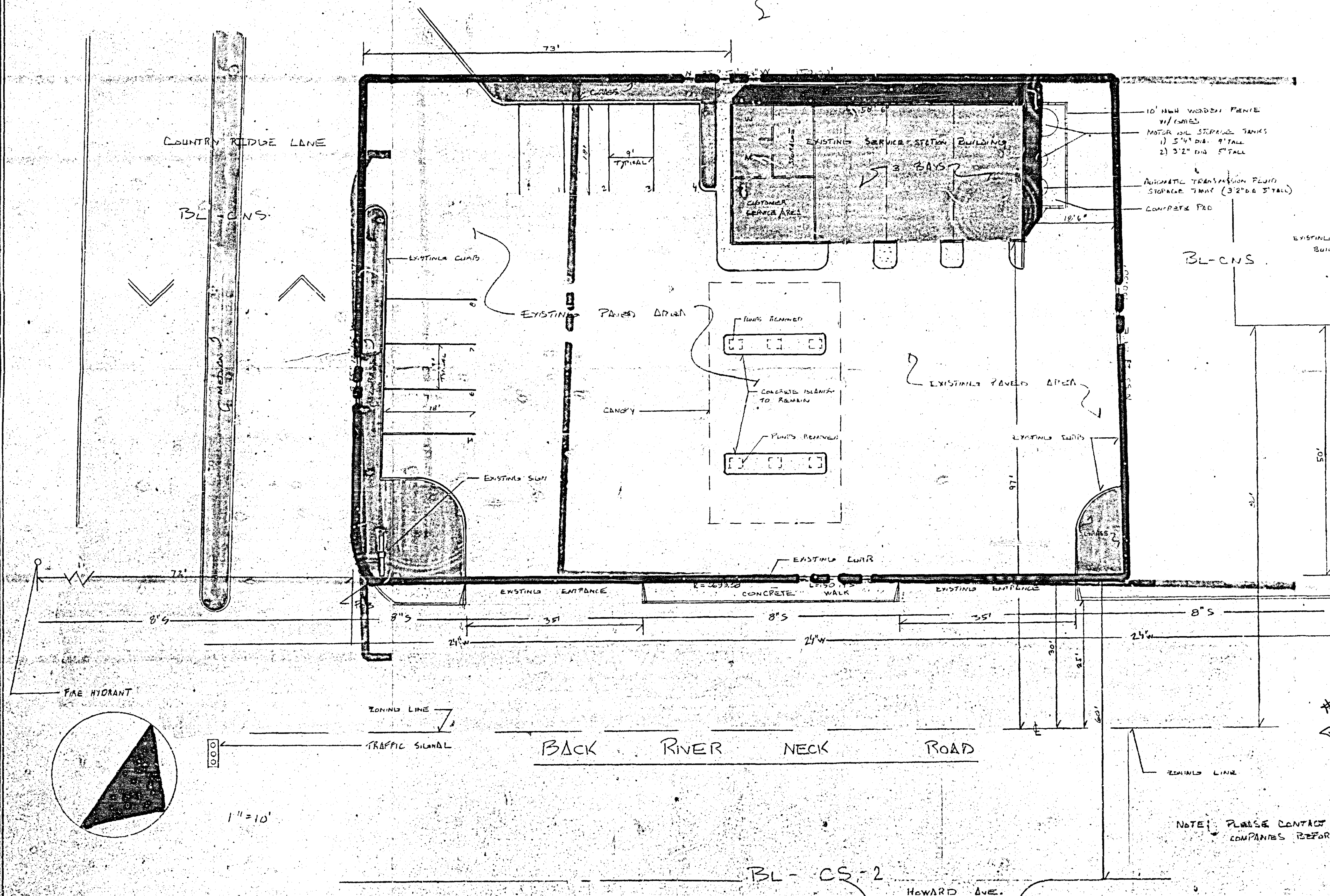
APPLICANT

PIT STOP
120 LOCKEYSVILLE ROAD
SUITE 203
HUNT VALLEY, MARYLAND 21030

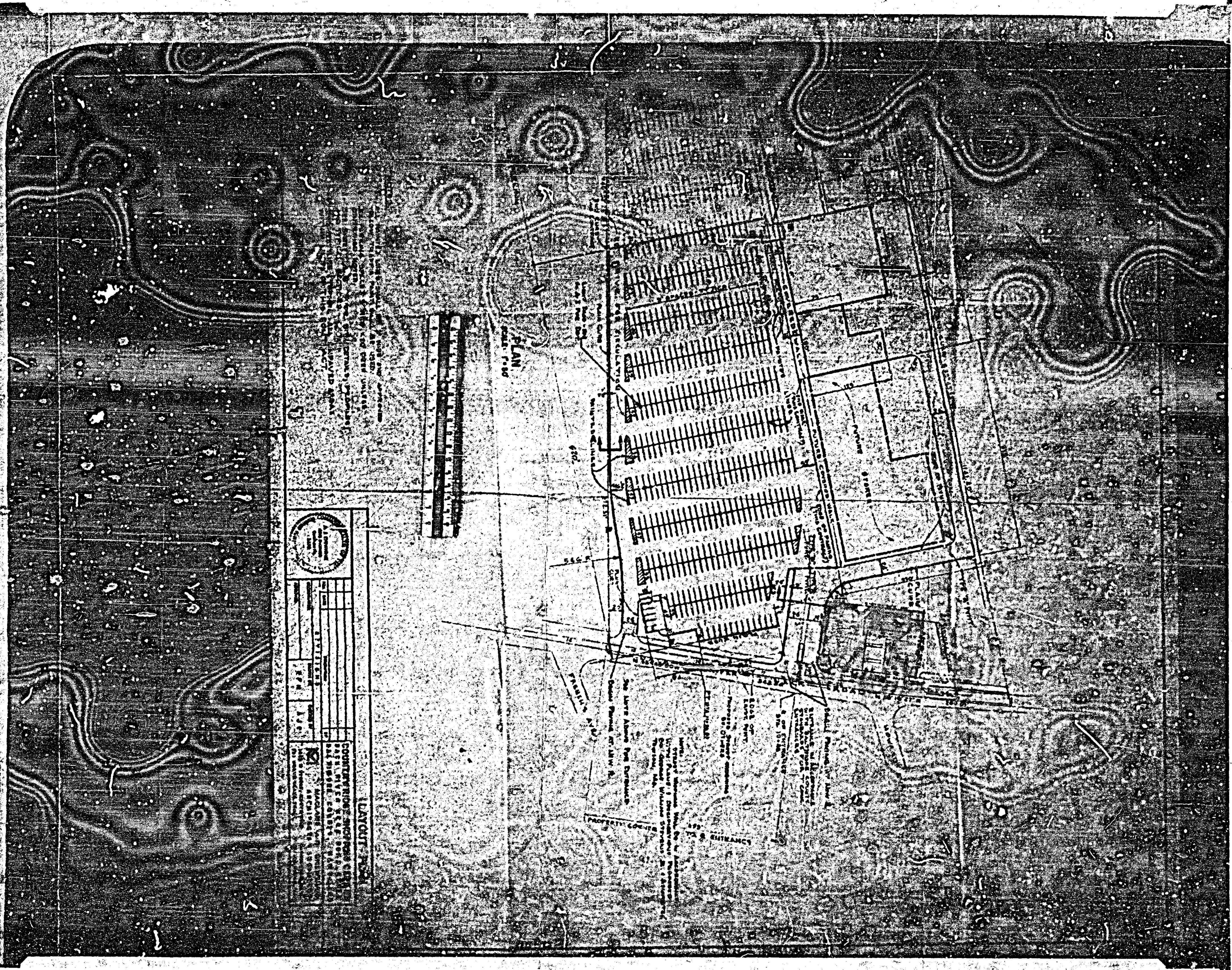
PREPARED BY

BILL MONK
LAND PLANNING CONSULTANT
P.O. Box 11415
BALTIMORE MD 21234
301-325-1085

**PETITIONER'S
EXHIBIT**



5-757-X



Bruce Alderman, Esquire
600 Susquehanna Building
29 West Susquehanna Avenue
Towson, Maryland 21204

February 7, 1986

NOTICE OF HEARING

RE: PETITION FOR SPECIAL EXCEPTION
SW/S Back River Neck Rd., NW/cor.
Country Ridge Lane
Country Ridge Shopping Center - Owner
The Pit Stop, Inc. - Petitioner
15th Election District, Case No. 86-353-X

TIME: 11:00 a.m.

DATE: Tuesday, March 11, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 012386

DATE: 11/27/85

ACCOUNT: 01-615-000

AMOUNT: \$ 100.00

RECEIVED FROM: Pit Stop Inc

FOR: S.E. # 216

FOR: 8027*****1000011 72747

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 20, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 20, 1986.

THE JEFFERSONIAN,

B. Keenstock
Publisher

Cost of Advertising

86-353-X 22.00

Petition For Special Exception
15th Election District
LOCATION: Southwest Side of Back River Neck Road, Northwest Corner of Country Ridge Lane
DATE & TIME: Tuesday, March 11, 1986, 11:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for special exception to use the property as a service garage. Being the property of Country Ridge Shopping Center, as shown on plat filed with the Zoning Office. In the event that this Petitioner is granted a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing or made at the hearing.
By Order of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
Feb. 20, 1986

The Times

Middle River, Md., Feb. 19, 1986

This is to Certify, That the annexed

Petition - Country Ridge Shopping Ctr. - Ref. 86-353-X

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each

of one successive

weeks before the 19th day of

Feb. from 1986
Publisher

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

Date: February 14, 1986

Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petition No. 86-353-X

This office is not opposed to the granting of the subject request.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JCH:alm



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

March 6, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Revised Comments

Item No. 216 -ZAC- Meeting of December 10, 1985
Property Owner: Gary S. Salvo (Country Ridge Shopping Center)
Location: SW/S Back River Neck Road, NW corner Country Ridge
Existing Zoning: B.L. - CUS
Proposed Zoning: Special Exception for a service garage

Acres:
District:

Dear Mr. Jablon:

In talking to the developer and reconsidering the site, it will not be necessary to close one of the entrances to the site.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Associate II

MSF/bld



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3550
NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

FEBRUARY 13, 1986

Re: Zoning Advisory Meeting of December 10, 1985
Item # 216
Property Owner: Gary S. Salvo (Country Ridge Shopping Center)
Location: SW/S Back River Neck Road, NW corner Country Ridge
SW/S Back River Neck Rd., Shop. Ctr.

Dear Mr. Jablon:
The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on 1/14/86.
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual.
- ☒ The property is located in a deficient service area as defined by 8111.178-29. No building permit will be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- ☒ The property is located in a traffic area controlled by a "T" level intersection as defined by 8111.178-29, and its conditions change the recommended annually by the County Council.
- ☒ Additional comments:

cc: James Russell
Europe A. Boller
Chief, Current Planning and Development

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 14, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Bruce Alderman, Esquire
600 Susquehanna Avenue
29 West Susquehanna Avenue
Towson, Maryland 21204

- MEMBERS
- Bureau of Engineering
- Department of Traffic Engineering
- State Roads Commission
- Bureau of Fire Prevention
- Health Department
- Project Planning
- Building Department
- Board of Education
- Zoning Administration
- Industrial Development

Dear Mr. Alderman:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nr

Enclosures

cc: Mr. Bill Monk
P. O. Box 11415
Baltimore, Maryland 21239



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

January 7, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 216 -ZAC- Meeting of December 10, 1985
Property Owner: Gary S. Salvo (Country Ridge Shopping Center)
Location: SW/S Back River Neck Road, NW corner Country Ridge Ln
Existing Zoning: B.L. - CUS
Proposed Zoning: Special Exception for a service garage

Acres: 15,000 square feet
District: 15th

Dear Mr. Jablon:

One of the two entrances to this site on Back River Neck Road must be closed, the one closest to the entrance to the shopping center entrance.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Associate II

MSF/bld

12/10/85

Date

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 216, Zoning Advisory Committee Meeting of Dec. 10, 1985Property Owner: Gary S. SalvoLocation: SW/S Back River Neck Rd, NW corner Country Ridge Lane District 15thWater Supply Public Sewage Disposal Public

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- (X) A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- (X) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SF 20 1082 (1)

Zoning Item # 216 Zoning Advisory Committee Meeting of Dec. 10, 1985
Page 2

- () Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- (X) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- () Soil percolation tests (have been/must be) conducted.
() The results are valid until _____.
() Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
() shall be valid until _____.
() is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydro-geological Study and an Environmental Effects Report must be submitted.
- () Others _____

[Signature]
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

December 18, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Gary S. Salvo (Country Ridge Shopping Center)

Location: SW/S Back River Neck Road, NW corner Country Ridge Lane

Item No.: 216

Zoning Agenda: Meeting of December 10, 1985

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

- () 2. A second means of vehicle access is required for the site.

- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

- () 6. Site plans are approved, as drawn.

- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *[Signature]* Noted and
Planning Group Approved:
Special Inspection Division

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

December 27, 1985

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 216 Zoning Advisory Committee Meeting are as follows:

Property Owner: Gary S. Salvo (Country Ridge Shopping Center)
Location: SW/S Back River Neck Road, NW corner Country Ridge Lane
District: 15th.

APPLICABLE ITEMS ARE CIRCLED:

- (A) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- (B) A building and other miscellaneous permits shall be required before the start of any construction. Separate permit to remove tanks is required. A new tank permit is also required.
- (C) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- (D) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer ~~may~~ be required to file with a permit application. Reproduced seals are not acceptable.
- (E) All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 1401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- (F) The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 1401 and 505 and have your Architect/Engineer contact this department.
- (G) The requested variance appears to conflict with Section(s) _____, of the Baltimore County Building Code.
- (H) When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____, or to Mixed Use _____. See Section 312 of the Building Code.
- (I) The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- (J) Comments: Provide compliance to State Handicapped Code parking, signs, curb cuts, rest rooms, etc. Show existing tank location on plot plan. Up grade garage area to comply to Section 609.0 (ventilation).
- (K) These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

[Signature]
By: C. E. Burnham, Chief
Building Plans Review

L/22/85



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

January 16, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

REVISED

Comments on Item # 216 Zoning Advisory Committee Meeting are as follows:

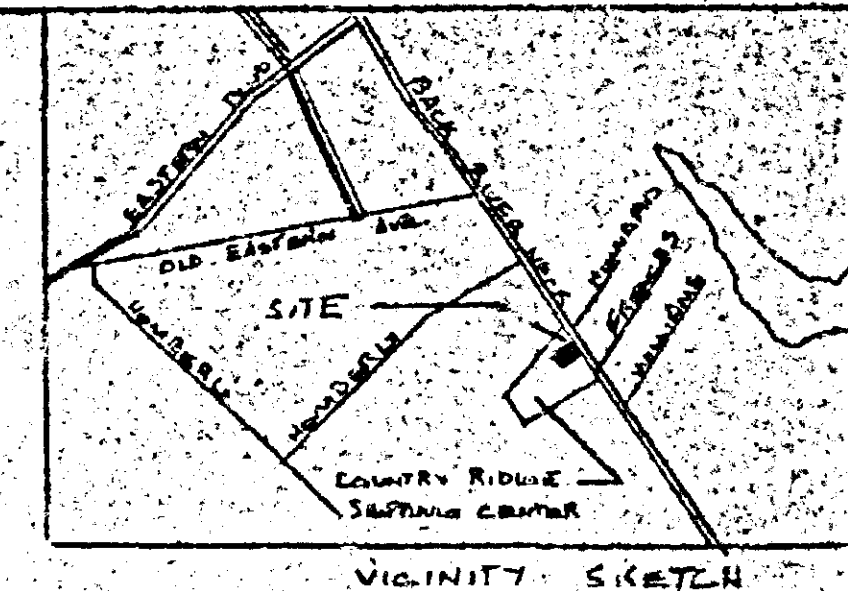
Property Owner: Gary S. Salvo (Country Ridge Shopping Center)
Location: SW/S Back River Neck Road, NW corner Country Ridge Lane
District: 15th.

APPLICABLE ITEMS ARE CIRCLED:

- (A) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- (B) A building and other miscellaneous permits shall be required before the start of any construction.
- (C) Residential: Two sets of construction drawings ~~are~~ may be required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- (D) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- (E) All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 1401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
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- (I) The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- (J) Comments: A separate permit is required for tank removal - alterations to upgrade the garage area to Section 609.0, tanks, etc. Provide handicapped parking space, signs, curb cuts, toilet room access, etc., etc. as required by State Handicapped Code.
- (K) These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

[Signature]
By: C. E. Burnham, Chief
Building Plans Review

L/22/85

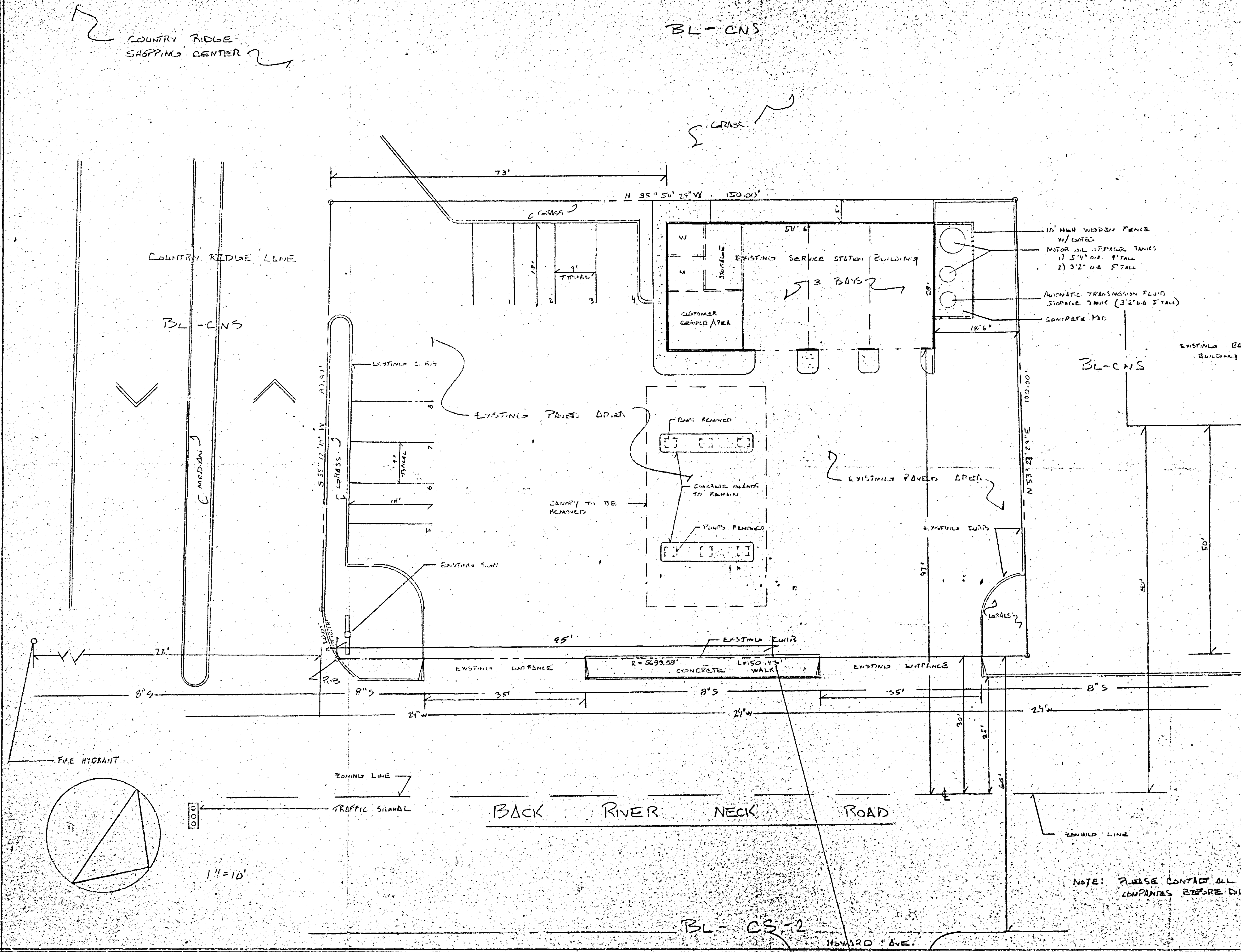


120 BACK RIVER NECK ROAD
BALTIMORE COUNTY, MARYLAND

PLAN SPECIAL EXCEPTION

NOTES

- 1) ZONING - BL-CNS
- 2) EXISTING USE - VACANT 3 BAY GASOLINE SERVICE STATION
PROPOSED USE - "PIT STOP" SERVICE GARAGE
- 3) 15TH ELECTION DISTRICT
- 4) LOT AREA - 17,000 sq. ft.
- 5) ALL GRASSES TO REMAIN AS IS
- 6) PARKING
REQUIRED - 1/200 # = 6
PROVIDED - 8 + 3 (IN BAYS)
- 7) BUILDING AREA - 1640 sq. ft.
- 8) GREEN AREA - 1135 sq. ft.
- 9) BOUNDARY INFORMATION TAKEN FROM PLAN PREPARED BY CITIES SERVICE OIL COMPANY, DATED 8-12-69



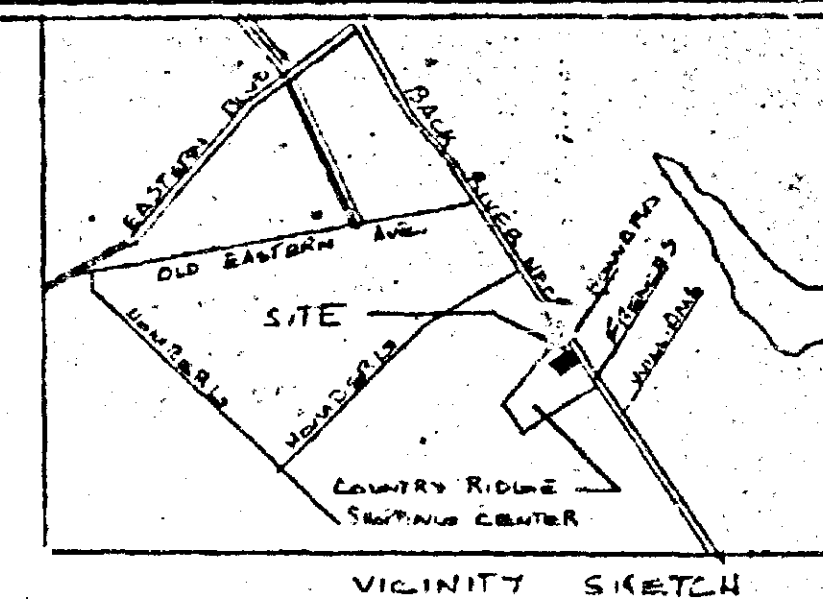
APPLICANT
PIT STOP
120 COCKEYSVILLE ROAD
SUITE 202
HUNT VALLEY, MARYLAND 21036

PREPARED BY
BILL MONK
LAND PLANNING CONSULTANT
P.O. BOX 11415
BALTIMORE, MD 21224
301-325-1885

NOTE: PLEASE CONTACT ALL UTILITY COMPANIES BEFORE DIGGING

BL-CS-2

BL - CNS



PLAN
FOR
SPECIAL EXCEPTION

NOTES

- 1) ZONING = ISL - CENS
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PROPOSED USE - "TIT STOP"
SERVICE GARAGE
- 3) 15TH ELECTION DISTRICT
- 4) LOT AREA - 15,000 sq ft
- 5) ALL OFFICES TO REMAIN AS IS
- 6) PARKING
REQUIRED - 1/200 sq ft = 6
PROVIDED - 2 + 3 (IN BAYS)
- 7) BUILDING AREA - 1,640 sq. feet
- 8) GREEN AREA 1155 sq
- 9) BOUNDARY INFORMATION TAKEN FROM PLAN PREPARED BY CITY'S SERVICE OIL COMPANY, DATED 2-12-69

10) NO DAMAGED AUTOMOBILES OR PARTS TO BE STORED OUTSIDE.

11) PRIOR RECLASS
5751 X

U.S. DEPT. OF MARINE

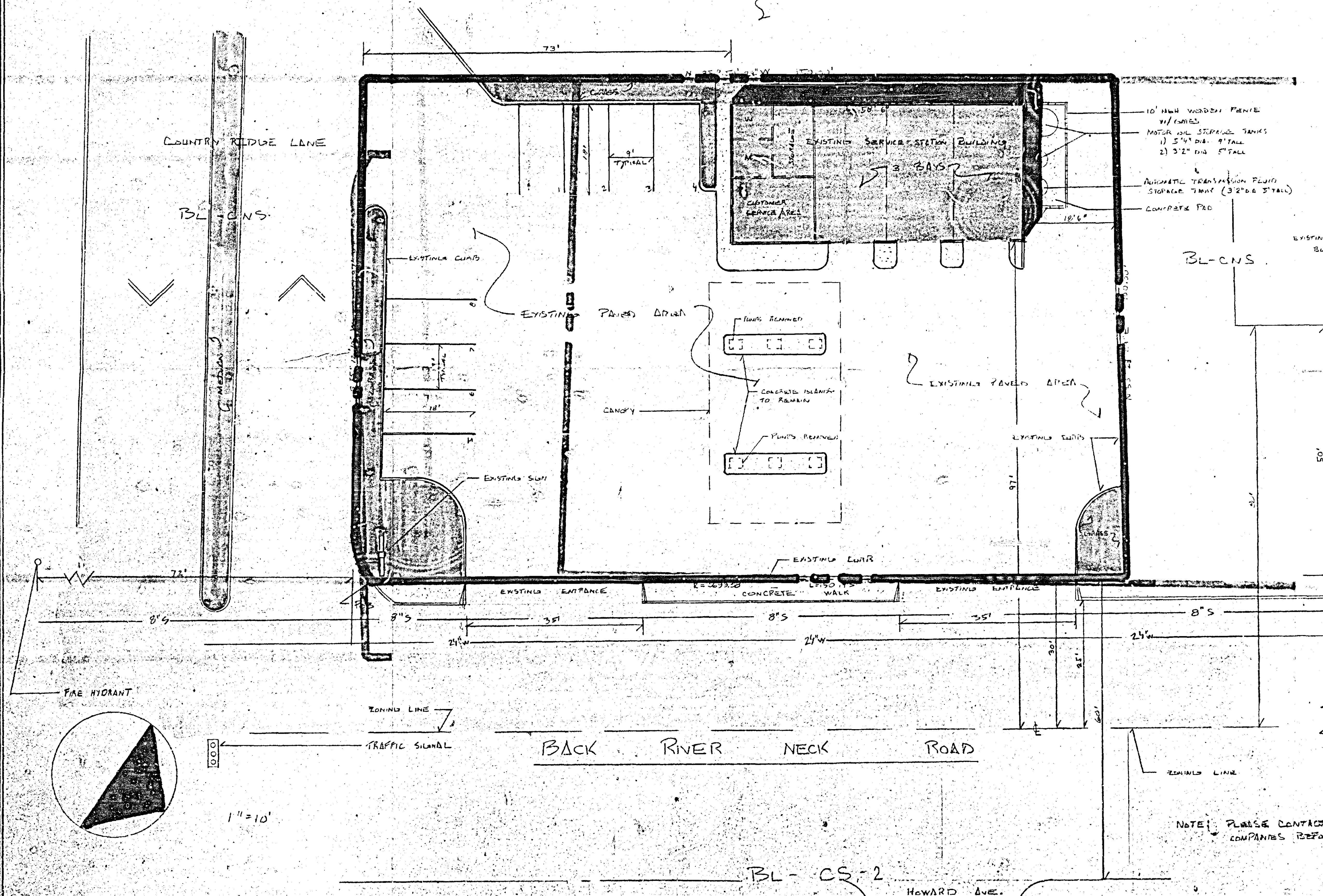
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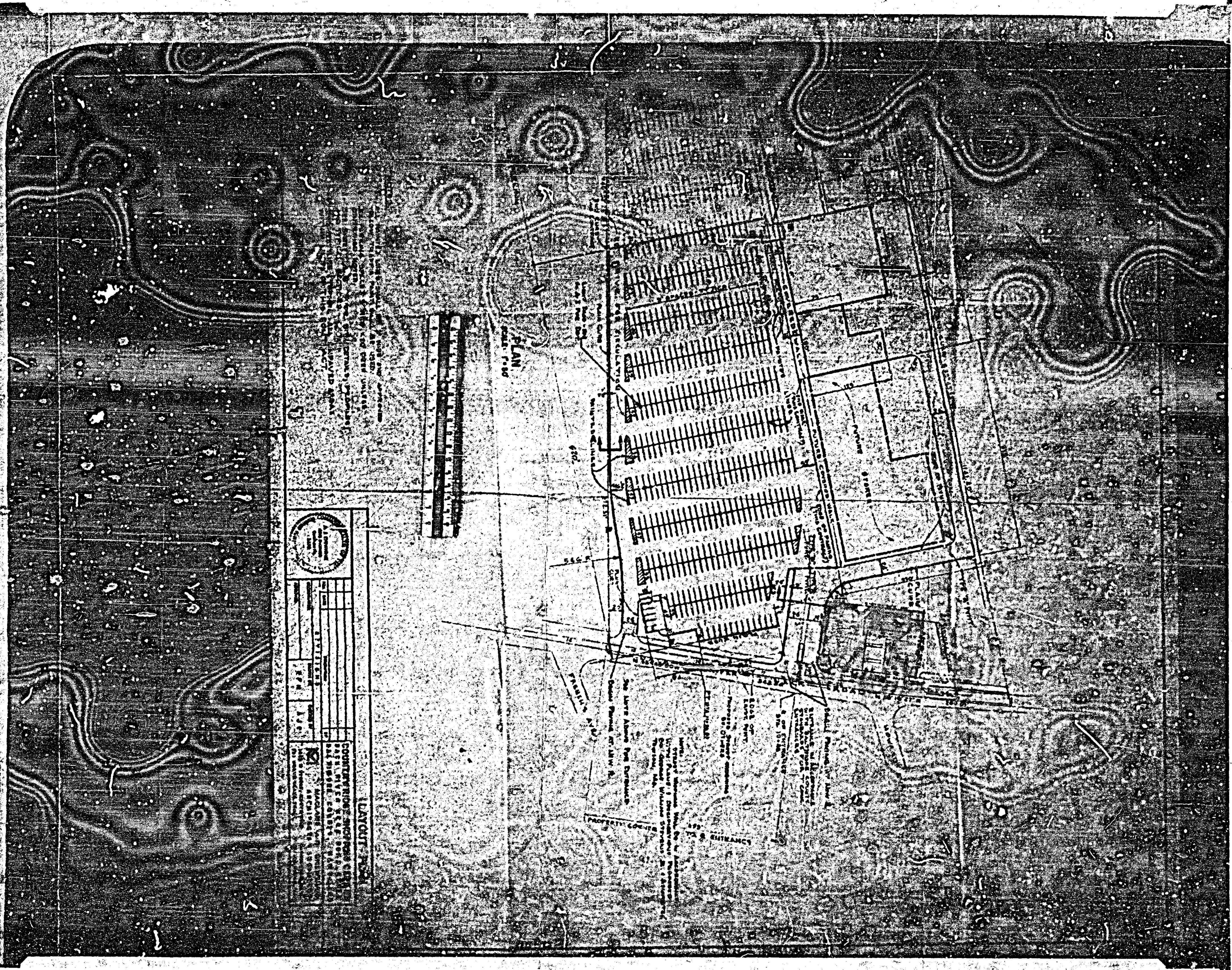
PREPARED BY

BILL MONK
LAND PLANNING CONSULTANT
P.O. Box 11415
BALTIMORE MD 21234
301-325-1885

**PETITIONER'S
EXHIBIT**



5-757-X



Bruce Alderman, Esquire
600 Susquehanna Building
29 West Susquehanna Avenue
Towson, Maryland 21204

February 7, 1986

NOTICE OF HEARING

RE: PETITION FOR SPECIAL EXCEPTION
SW/S Back River Neck Rd., NW/cor.
Country Ridge Lane
Country Ridge Shopping Center - Owner
The Pit Stop, Inc. - Petitioner
15th Election District, Case No. 86-353-X

TIME: 11:00 a.m.

DATE: Tuesday, March 11, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 012386

DATE: 11/27/85

ACCOUNT: 01-615-000

AMOUNT: \$ 100.00

RECEIVED FROM: Pit Stop Inc

FOR: S.E. # 216

8027*****1000014 72747

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 20, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 20, 1986.

THE JEFFERSONIAN,

[Signature]
Publisher

Cost of Advertising

86-353-X 22.00

Petition For Special Exception
15th Election District
LOCATION: Southwest Side of Back River Neck Road, Northwest Corner of Country Ridge Lane
DATE & TIME: Tuesday, March 11, 1986, 11:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for special exception to use the property as a service garage. Being the property of Country Ridge Shopping Center, as shown on plat filed with the Zoning Office. In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing or made at the hearing.
By Order of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
Feb. 20, 1986

The Times

Middle River, Md., Feb. 19, 1986

This is to Certify, That the annexed

Petition - Country Ridge Shopping Ctr. - Ref. 86-353-X

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each

of one successive

weeks before the 19th day of Feb.

1986
[Signature] Publisher

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

Date: February 14, 1986

Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petition No. 86-353-X

This office is not opposed to the granting of the subject request.

[Signature]
Norman E. Gerber, AICP
Director

NEG:JCH:alm



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

March 6, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Revised Comments

Item No. 216 -ZAC- Meeting of December 10, 1985
Property Owner: Gary S. Salvo (Country Ridge Shopping Center)
Location: SW/S Back River Neck Road, NW corner Country Ridge
Existing Zoning: B.L. - CUS
Proposed Zoning: Special Exception for a service garage

Acres:
District:

Dear Mr. Jablon:

In talking to the developer and reconsidering the site, it will not be necessary to close one of the entrances to the site.

[Signature]
Michael S. Flanagan
Traffic Engineering Associate II

MSF/bld



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3550
NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

FEBRUARY 13, 1986

Re: Zoning Advisory Meeting of December 10, 1985
Item # 216
Property Owner: Gary S. Salvo (Country Ridge Shopping Center)
Location: SW/S Back River Neck Rd., NW corner Country Ridge Lane

Dear Mr. Jablon:
The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on 1/14/86.
- ☒ The property is located in a deficient service area as defined by 8111.17B-29. No building permit will be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is 15,000 square feet.
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by 8111.17B-29, and its conditions change the recommended annually by the County Council.
- ☒ Additional comments:

cc: James Russell
Eugene A. Sotter
Chair, Current Planning and Development

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 14, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Bruce Alderman, Esquire
600 Susquehanna Avenue
29 West Susquehanna Avenue
Towson, Maryland 21204

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Dear Mr. Alderman:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
[Signature]
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nr

Enclosures

cc: Mr. Bill Monk
P. O. Box 11415
Baltimore, Maryland 21239



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

January 7, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 216 -ZAC- Meeting of December 10, 1985
Property Owner: Gary S. Salvo (Country Ridge Shopping Center)
Location: SW/S Back River Neck Road, NW corner Country Ridge Ln
Existing Zoning: B.L. - CUS
Proposed Zoning: Special Exception for a service garage

Acres: 15,000 square feet
District: 15th

Dear Mr. Jablon:

One of the two entrances to this site on Back River Neck Road must be closed, the one closest to the entrance to the shopping center entrance.

[Signature]
Michael S. Flanagan
Traffic Engineering Associate II

MSF/bld

12/10/85

Date

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 216, Zoning Advisory Committee Meeting of Dec. 10, 1985

Property Owner: Gary S. Salvo

Location: SW/S Back River Neck Rd, NW corner Country Ridge Lane District 15th

Water Supply Public Sewage Disposal Public

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- (X) A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- (X) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SF 20 1082 (1)

Zoning Item # 216 Zoning Advisory Committee Meeting of Dec. 10, 1985
Page 2

- () Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- (X) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- () Soil percolation tests (have been/must be) conducted.
() The results are valid until _____.
() Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
() shall be valid until _____.
() is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- () Others _____

[Signature]
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

December 18, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Gary S. Salvo (Country Ridge Shopping Center)

Location: SW/S Back River Neck Road, NW corner Country Ridge Lane

Item No.: 216

Zoning Agenda: Meeting of December 10, 1985

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

- () 2. A second means of vehicle access is required for the site.

- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

- () 6. Site plans are approved, as drawn.

- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *[Signature]* Noted and Approved:
Planning Group
Special Inspection Division

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

December 27, 1985

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 216 Zoning Advisory Committee Meeting are as follows:

Property Owner: Gary S. Salvo (Country Ridge Shopping Center)
Location: SW/S Back River Neck Road, NW corner Country Ridge Lane
District: 15th.

APPLICABLE ITEMS ARE CIRCLED:

- (A) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- (B) A building and other miscellaneous permits shall be required before the start of any construction. Separate permit to remove tanks is required. A new tank permit is also required.
- (C) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- (D) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer ~~may~~ be required to file with a permit application. Reproduced seals are not acceptable.
- (E) All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 1401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- (F) The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 1401 and 505 and have your Architect/Engineer contact this department.
- (G) The requested variance appears to conflict with Section(s) _____, of the Baltimore County Building Code.
- (H) When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____, or to Mixed Use _____. See Section 312 of the Building Code.
- (I) The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- (J) Comments: Provide compliance to State Handicapped Code parking, signs, curb cuts, rest rooms, etc. Show existing tank location on plot plan. Up grade garage area to comply to Section 609.0 (ventilation).
- (K) These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

By: C. E. Burnham, Chief
Building Plans Review

L/22/85



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

January 16, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

REVISED

Comments on Item # 216 Zoning Advisory Committee Meeting are as follows:

Property Owner: Gary S. Salvo (Country Ridge Shopping Center)
Location: SW/S Back River Neck Road, NW corner Country Ridge Lane
District: 15th.

APPLICABLE ITEMS ARE CIRCLED:

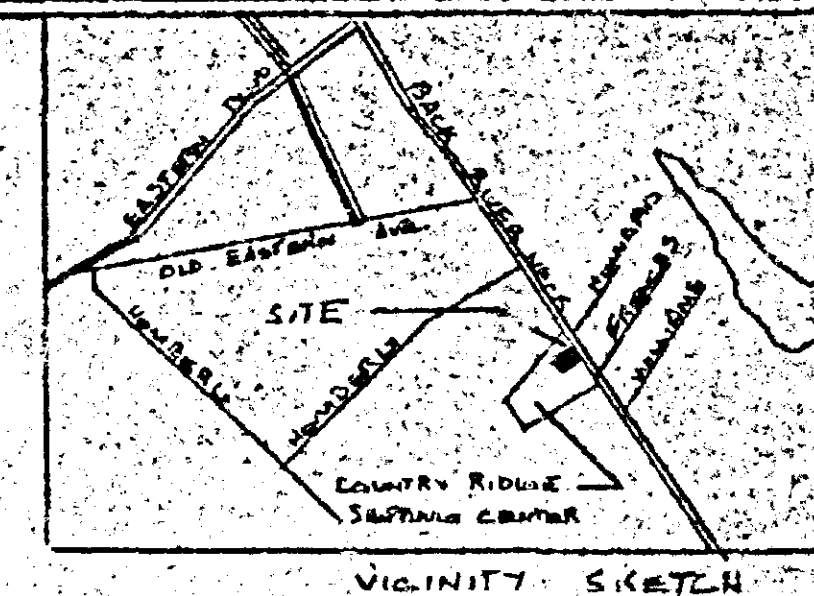
- (A) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- (B) A building and other miscellaneous permits shall be required before the start of any construction.
- (C) Residential: Two sets of construction drawings ~~are~~ may be required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- (D) Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- (E) All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 1401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- (F) The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 1401 and 505 and have your Architect/Engineer contact this department.
- (G) The requested variance appears to conflict with Section(s) _____, of the Baltimore County Building Code.
- (H) When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____, or to Mixed Use _____. See Section 312 of the Building Code.
- (I) The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- (J) Comments: A separate permit is required for tank removal - alterations to upgrade the garage area to Section 609.0, tanks, etc. Provide handicapped parking space, signs, curb cuts, toilet room access, etc., etc. as required by State Handicapped Code.
- (K) These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

[Signature]
By: C. E. Burnham, Chief
Building Plans Review

L/22/85

COUNTRY RIDGE SHOPPING CENTER

BL-CNS



VICINITY SKETCH

COUNTRY RIDGE LANE

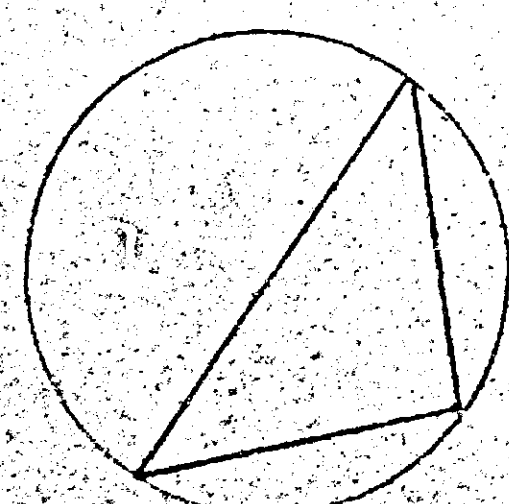
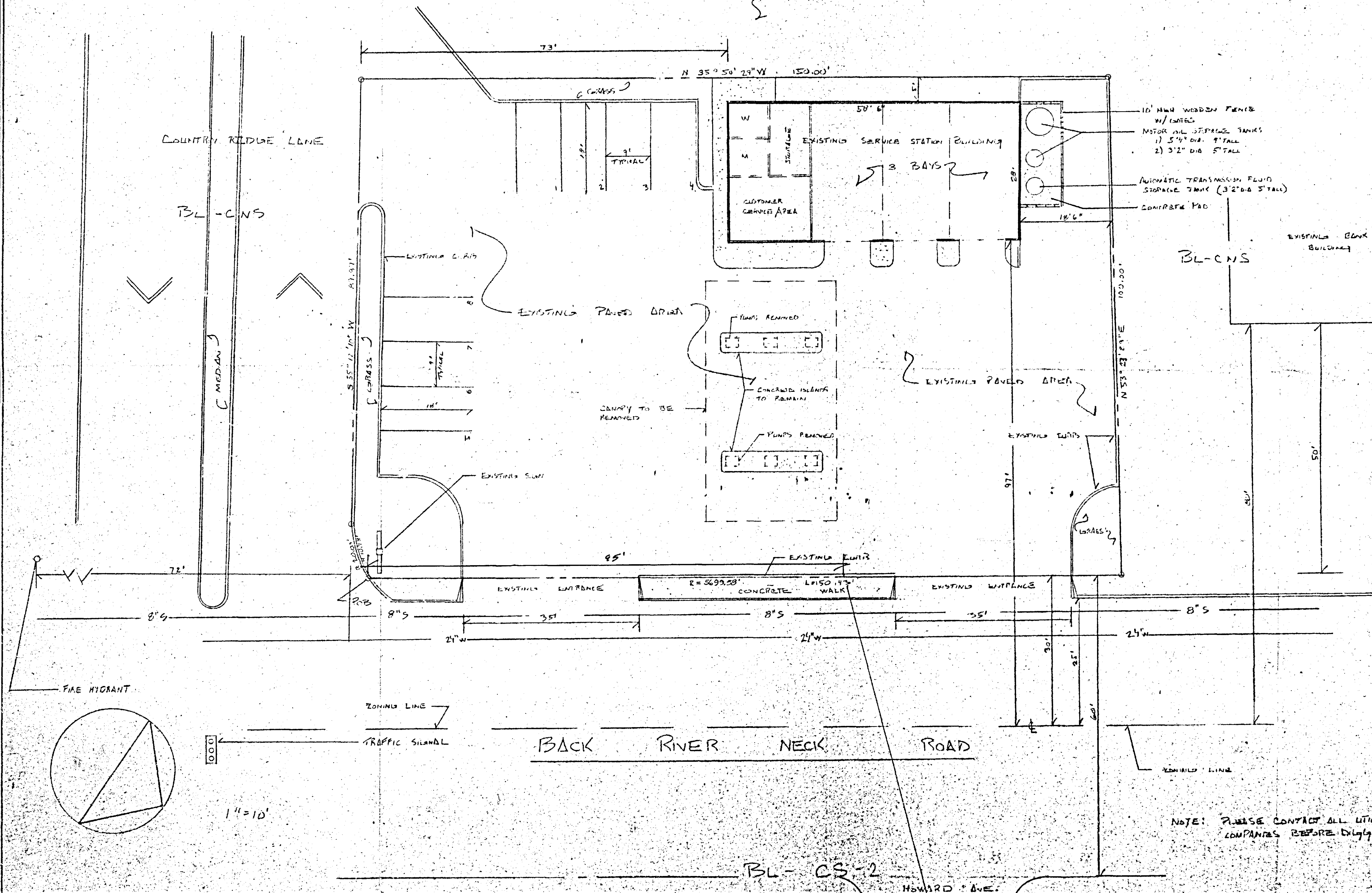
BL-CNS

120 BACK RIVER NECK ROAD
BALTIMORE COUNTY, MARYLAND

PLAN SPECIAL EXCEPTION

NOTES

- 1) ZONING - BL-CNS
- 2) EXISTING USE - VACANT 3 BAY GASOLINE SERVICE STATION
PROPOSED USE - "PIT STOP" SERVICE GARAGE
- 3) 15TH ELECTION DISTRICT
- 4) LOT AREA - 17,000 ±
- 5) ALL GRASSES TO REMAIN AS IS
- 6) PARKING
REQUIRED - 1/200 ± = 6
PROVIDED - 8 ± 3 (IN BAYS)
- 7) BUILDING AREA - 1640 SQ. FEET
- 8) GREEN AREA 1135 ±
- 9) BOUNDARY INFORMATION TAKEN FROM PLAN PREPARED BY CITIES SERVICE OIL COMPANY, DATED 8-12-69



1" = 10'



APPLICANT

PIT STOP
120 COCKEYSVILLE ROAD
SUITE 202
HUNT VALLEY, MARYLAND 21036

PREPARED BY

BILL MONK
LAND PLANNING CONSULTANT
P.O. BOX 11415
BALTIMORE, MD 21224
301-325-1885

NOTE: PLEASE CONTACT ALL UTILITY COMPANIES BEFORE DIGGING

BL-CS-2

HOWARD AVE.

COUNTRY RIDGE
SHOPPING CENTER

BL - CNS

Σ C₂H₅SC

COUNTRY RIDGE LANE

B.L. - CNS.

120 BLACK RIVER NECK ROAD
BALTIMORE COUNTY, MARYLAND

PLAN
FOR
SPECIAL EXCEPTION

NOTES

- 1) ZONING = TOL - CENS
- 2) EXISTING USE = VACANT 3 BAY GASOLINE SERVICE STATION
PROPOSED USE = "TIT STOP"
~~SERVICE GARAGE~~
- 3) 15TH ELECTION DISTRICT
- 4) LOT AREA = 17,000 \pm
- 5) ALL GRASSES TO REMAIN AS IS
- 6) PARKING
REQUIRED - 1/300 \pm = 6
PROVIDED - 8 + 3 (IN BAYS)
- 7) BUILDING AREA = 1,640 SQ. FEET
- 8) GREEN AREA 1135 \pm
- 9) BOUNDARY INFORMATION TAKEN FROM PLAN PREPARED BY CITIES SERVICE OIL COMPANY, DATED 8-12-69

10) NO DAMAGED AUTOMOBILES OR PARTS TO BE
STORED OUTSIDE.

11) PRIOR RECLASS
5751 X

OFFICE OF MARSHAL

APPLICANT

PIT STOP
120 CROCKERSVILLE ROAD
SUITE 203
HUNT VALLEY MARYLAND 21030

PREPARED BY

BILL MONK
LAND PLANNING CONSULTANT
P.O. Box 11415
BALTIMORE MD 21234
301-325-1085

**PETITIONER'S
EXHIBIT**

#216
REV. 5/20
12/10/94

NOTE: PLEASE CONTACT ALL UTILITY COMPANIES BEFORE DIGGING

BL - CS - 2

HOWARD AVE

5-757-X

